

**DODGE COUNTY PLANNING, DEVELOPMENT AND PARKS COMMITTEE  
MINUTES  
November 21, 2016**

The Dodge County Planning, Development and Parks Committee met on November 21, 2016 at 7:00 p.m. on the 1<sup>st</sup> Floor of the Administration Building, Juneau, Wisconsin.

Chairman Schaefer called the meeting to order. Roll Call was taken. Members present were Tom Schaefer, Allen Behl, William Muche, Joseph Marsik and Janice Bobholz. The staff present at the request of the Chairman was Terry Ochs

The Chairman asked the staff to confirm compliance with the open meeting laws and the public hearing notice requirements. Mr. Ochs noted that the meeting was properly noticed in accord with the open meeting law and noted that the required notices for the public hearings listed on the agenda were posted, mailed and published in accord with the statute and code requirements.

The agenda was reviewed.

Motion by William Muche to approve the agenda and allow the Chairperson to go out of order as needed to efficiently conduct the meeting. Second: Allen Behl.  
Motion carried.

**TOWN REZONING REQUESTS**

**Kenneth and Joanne Schultz** – Part of the NW ¼ of the SW ¼, Section 1, T10N, R14E, Town of Lowell, Dodge County, Wisconsin. Petition to rezone approximately 0.92-acres of land under the Town of Lowell Zoning Ordinance, from the AG General Agricultural Zoning District to the RC-1 Rural Cluster Residential Zoning District has been submitted by the Town of Lowell Town Board to the Dodge County Board of Supervisors for approval. Committee review and recommendation to the County Board.

Motion by Janice Bobholz to send a recommendation of approval to rezone approximately 0.92-acres of land under the Town of Lowell Zoning Ordinance, from the AG General Agricultural Zoning District to the RC-1 Rural Cluster Residential Zoning District located in the NW ¼ of the SW ¼, Section 1, T10N, R14E, Town of Lowell, Dodge County, Wisconsin.

Second by Joseph Marsik. Vote 5-0 Motion carried.

**The hearing procedures were read into the record.**

**PUBLIC HEARING**

**David Guckenberger, agent for Stone Bank Sportmen's Club** – Request for a Conditional Use Permit under the Shoreland Protection Ordinance, Dodge County, Wisconsin to allow filling and grading of more than 2000 square feet within 300 feet of a navigable waterway associated with the construction of a proposed shed. The property is located in part of the SE ¼ of the NW ¼, Section 34, Town of Ashippun, the site address being W1552 Oneil Road.

Motion by Joseph Marsik to approve the request for a Conditional Use Permit under the Shoreland Protection Ordinance, Dodge County, Wisconsin to allow filling and grading of more than 2000 square feet within 300 feet of a navigable waterway associated with the construction of a proposed shed subject to the following conditions:

1. It shall be the responsibility of the applicant to obtain all other permits or approvals that may be required (e.g., Wisconsin Department of Natural Resources and/or U.S. Army Corps of Engineers) for the proposed project.
2. All disturbed areas shall be leveled and graded (as needed) and seeded to permanent vegetation as soon as possible to prevent erosion of silt/sediment into the waterway.
3. All erosion control measures required by the applicable Federal, State, County and Local codes shall be in place and shall be maintained throughout the duration of the project in accordance with Best Management Practices.
4. All work shall be done in accord with the plans and specifications submitted on October 7, 2016.
5. The decision of the Committee is valid for one year.

Second by Allen Behl. Vote 5-0      Motion carried.

#### **PUBLIC HEARING**

**Todd Andrews - US Cellular Operating Company LLC, agent for Theodore and Ann Peters –** Request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow the construction of an approximate 200 foot self-support wireless communications tower and equipment building within the A-2 General Agricultural zoning district. The site is located in part of the NE ¼ of the NE ¼, Section 20, Town of Rubicon, the site address being W2105 State Road 60.

Motion by William Muche to approve the conditional use permit to allow the construction of an approximate 200 foot self-support wireless communications tower and equipment building within the A-2 General Agricultural zoning district subject to the following conditions:

1. The proposed tower shall meet or exceed current standards and regulations of the FAA, FCC, and any other agency of the Federal Government with the authority to regulate towers and antennas.
2. The tower shall be painted with alternate bands of aviation orange and white paint as specified in Section 4.9.3.A.1 of the Code.
3. If required, the tower shall be lighted, in accord with the applicable FAA or other regulations.
4. The tower and antennas shall not be used for any advertising.
5. The tower shall be designed, structurally, electrically and in all respects to accommodate co-location of both the applicant's antenna(s) and comparable antenna(s) for at least three additional users and shall make access to the tower and tower site for additional users at a fair and reasonable price.
6. Any change and/or expansion of the tower site, including any change in height of the tower and antennas above 199' 6" may require that a new Conditional Use Permit be obtained.
7. A County Land Use Permit for the construction of the tower shall be obtained by the applicant prior to beginning construction.

8. The applicant shall submit a copy of a signed agreement to the Department between the property owner and the owner of the tower and supporting equipment and buildings detailing requirements for the abandonment and subsequent removal based on the provisions of Section 4.9.3.G.1 of the Code. This agreement shall contain provisions binding said agreement in future property owners and future owners of a tower, antennae and all supporting equipment and buildings prior to the issuance of the land use permit;
9. The decision of the Committee is valid for one year.

Second by Janice Bobholz. Vote 5-0 Motion carried.

**OTHER BUSINESS**

1. The minutes from the November 7, 2016 meeting were reviewed by the Committee.

Motion by Joseph Marsik to approve the minutes as written.

Second by William Muche. Vote: 5-0 Motion carried.

2. Committee Member Reports

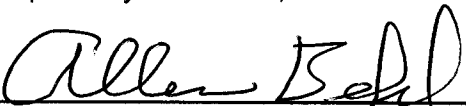
3. Per Diems None

Motion by Committee Chairman to adjourn the meeting.

Motion carried.

Meeting adjourned at 8:05 p.m.

Respectfully Submitted,

  
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Allen Behl, Secretary

Disclaimer: The above minutes may be approved, amended or corrected at the next committee meeting.